

FOUR  
SAPPERS  
**THE CLUSTER**



## *The building and its surroundings*

The building is situated on St. Michael's Bastion, part of the landward enceinte of the sixteen-century fortified town of Valletta and overlooks the entrance to Marsamxett Harbour. A tunnel underlying the building along its length connects Sappers Street to the fortified ditch that surrounds the town.

The original seventeenth-century fabric of the building was considerably tampered with during the nineteenth century. Moreover, the Chinese War, when Malta served as headquarters for the Allied, an unrealised project for a military hospital on the bastion incorporated this building to serve as the entrance wing. In spite of this, the building is the only one to retain its original aspect, that of the surrounding area having been redeveloped in the nineteenth century in the eclectic style of the period.

# THE CITY OF VALLETTA

SPENCER GARDENS

SPENCER'S LIFT

DITCH ACCESS

FERRY TERMINAL



CITY GATE



FORT ST. ELMO

CASTLE PALACE

UPPER BARRAKAS GARDENS

BARRAKAS LIFT

FERRY TERMINAL

A distinctive feature of each enterprise within the Four Sappers Creative Cluster is that it flows, both in the company of the other members of the cluster, in a location in Valletta that has strong local and international identities, in the creative economy, place-making.

The vision of Four Sappers, following the completion of the ongoing development programme, is to achieve a place for its users to live as well as to work. It shall be open round the clock, for work and play. It shall feed on diversity and change, and to thrive in a busy, multi-cultural urban setting.

## *The Piazza*

### *Residential forecourt*

*The idea of bringing together creative enterprises next to each other is to stimulate them as drivers for urban regeneration, innovation and branding. The idea is to develop and grow within the context of Valletta as a creative city after Valletta 2018 European Capital of Culture based on connective or catalysing cultural enterprises as a value chain. Currently, AP, fablabvalletta, Frank Franjoa – lighting Design, Meoil Air and Lockhan form part of a growing creative community who share interest in novel ideas and collaborate on exhibitions and events.*



THE CLUSTER - ground floor  
FRANCK FRANJOU  
AP VALLETTA



Ground floor plan

- Franck Franjou
- AP Valletta

SAPPERS STREET FACADE





*ground floor common areas*

# THE CLUSTER - first floor

## MERILLAIR AP VALLETTA



First floor plan

- Merrillair
- AP Valletta

ALLEY FACADE





*THE CLUSTER - second floor*  
*AP VALLETTA*



*Second floor plan*

*SAPPERS STREET FACADE*





THE CLUSTER - third floor  
AP VALLETTA



Third floor plan



*THE CLUSTER - fourth floor*  
**LOCKTON**



*Fourth floor plan*



## THE CLUSTER

### *schedule of areas*

SAPPERS STREET FACADE



OFFICES	INTERNAL OFFICE AREA	EXTERNAL AREA (M <sup>2</sup> )	INTERNAL COMMON AREA (M <sup>2</sup> )	THIRD PARTY (M <sup>2</sup> )	TOTAL
G. FLOOR	34	35	208	18	296
1ST FLOOR	146	25	16		190
2ND FLOOR	204	31	16		244
3RD FLOOR	160	14	15		189
4TH FLOOR	102	56	15		173
TOTAL	728	149	170	18	1065

### *List of consultants*

- Architectural design, restoration and interior design - AP Vallero
- MEP & HVAC - MTS consulting
- Façade lighting - Franck Franjou

**Contact Person**

Sandie Galea, Commercial Manager  
sandle@ipvalletta.mt  
tel: +356 2224 3961

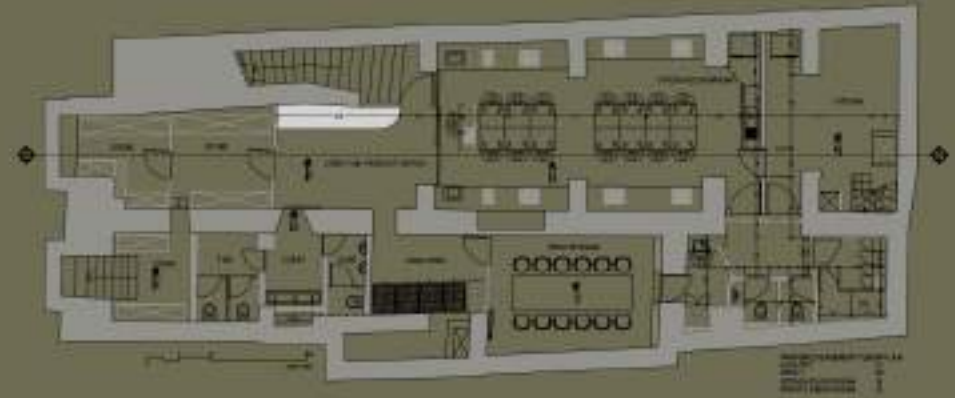
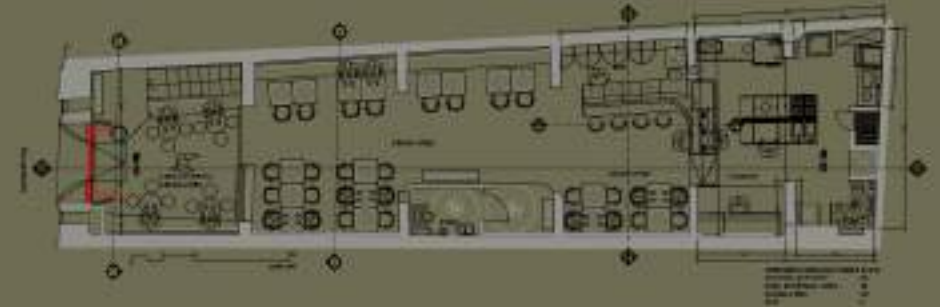
**Location of Property**

Four Sappers Creative Cluster  
10, Sappers Street, Valletta, VLT1320



**IPHL**  
Investment Project Holdings Ltd.

THE  
LANTERN



FOUR  
SAPPERS  
APPENDICES

## THE REGENERATION OF HASTINGS AREA



*the reopening of the tunnel*



Longitudinal section



Plan



**IPHL**  
Investment Project Holdings Ltd.